



Baltimore County
Department of Planning

Quarterly Subdivision Report

Third Quarter

July 1, 2016 – September 30, 2016

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Introduction

This issue of the Quarterly Subdivision Report summarizes Baltimore County development for residential and non-residential activities for the time period beginning July 1, 2016 and ending September 30, 2016. The Report utilizes Baltimore County Department of Permits, Approvals, and Inspections (PAI) data as of November 2016. Detailed information on each of the approved development plans in the reporting quarter is presented in the Appendix. The Report addresses the following key elements:

- Development type
- Development location
- Development acreage
- Zoning classifications
- Housing unit type and number of units
- Building permits by dwelling type
- Non-residential square footage of proposed improvements

Policy Framework

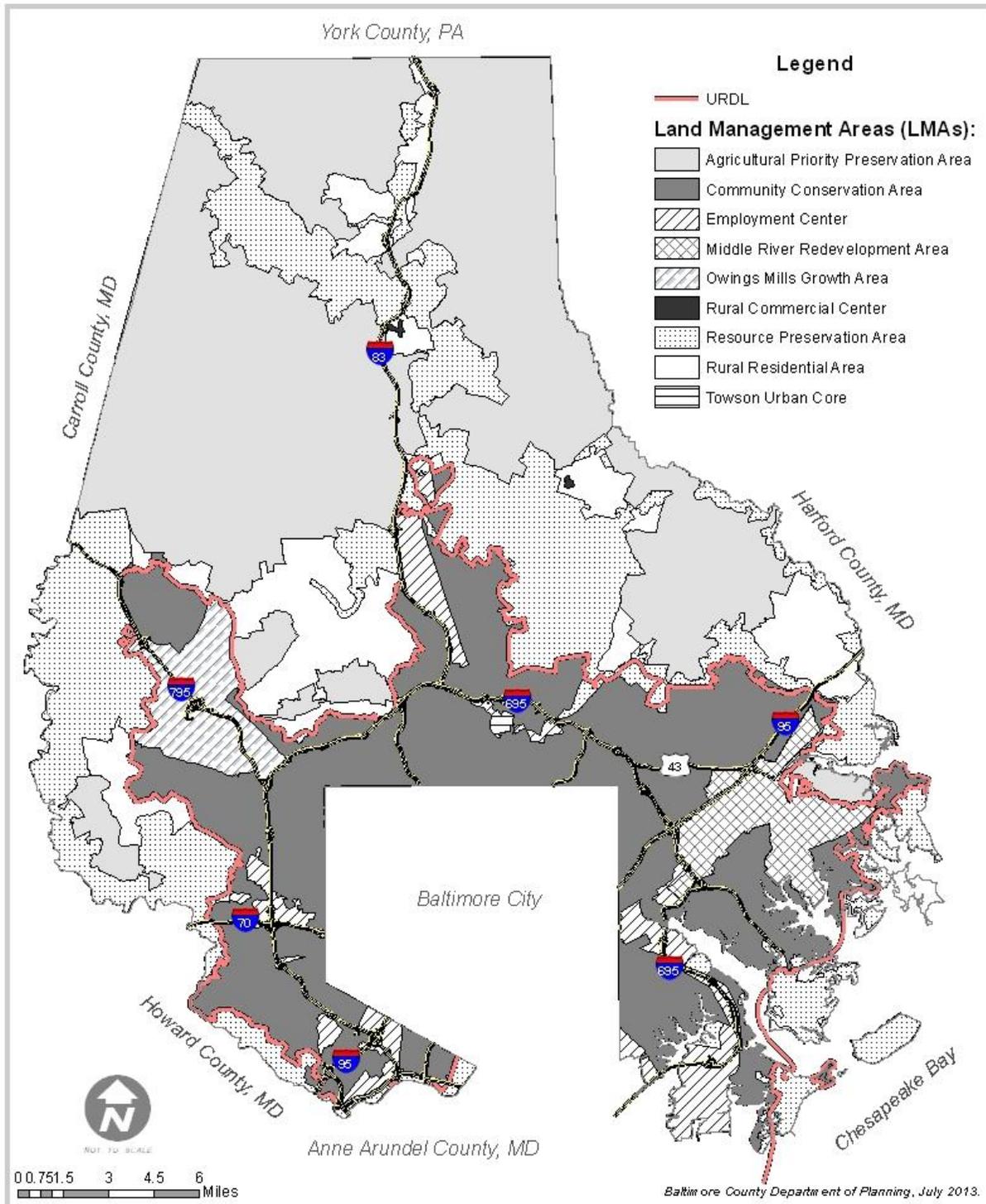
Baltimore County, Maryland, instated growth management policies in the late 1960s. These policies are established by the master planning process, and are essential to sustainable development and ensuring the continued health, safety and resource preservation for communities and constituents in Baltimore County.

The Baltimore County Urban Rural Demarcation Line (URDL) established in 1967 identifies the urban area of the County receiving public water and sewer infrastructure thereby allowing denser residential, commercial and industrial development. The urban area inside the URDL accommodates the majority of the population living and working in the County. Conversely, in the rural areas, reliance on individual on-site well and septic systems limits the capacity for development. The URDL increases the efficiency of county revenues while supporting agricultural use and preservation, low-density residential uses and natural resource protection in the rural County.

The Quarterly Subdivision Report tracks the County's progress in the application of the *Master Plan 2020* analyzing where development is occurring in relation to the URDL, Land Management Areas and Growth Tiers.

The following map and table illustrates the relationship between the URDL and Land Management Areas (LMAs). The LMAs were established in *Master Plans 2000 and 2010* and revised in *Master Plan 2020* to add the Middle River Redevelopment Area and remove the White Marsh-Perry Hall Growth Area that is fully built.

Urban-Rural Demarcation Line and Land Management Areas Baltimore County



LMA Code	LMA Name	URDL Location
CCA	Community Conservation Area	Urban
EC	Employment Center	Urban
EC HV	Employment Center - Hunt Valley	Urban
MRRA	Middle River Redevelopment Area	Urban
OMGA	Owings Mills Growth Area	Urban
TUC	Towson Urban Center	Urban
APPA	Agricultural Priority Preservation Area	Rural
RCC	Rural Commercial Center	Rural
RPA	Resource Preservation Area	Rural
RRA	Rural Residential Area	Rural

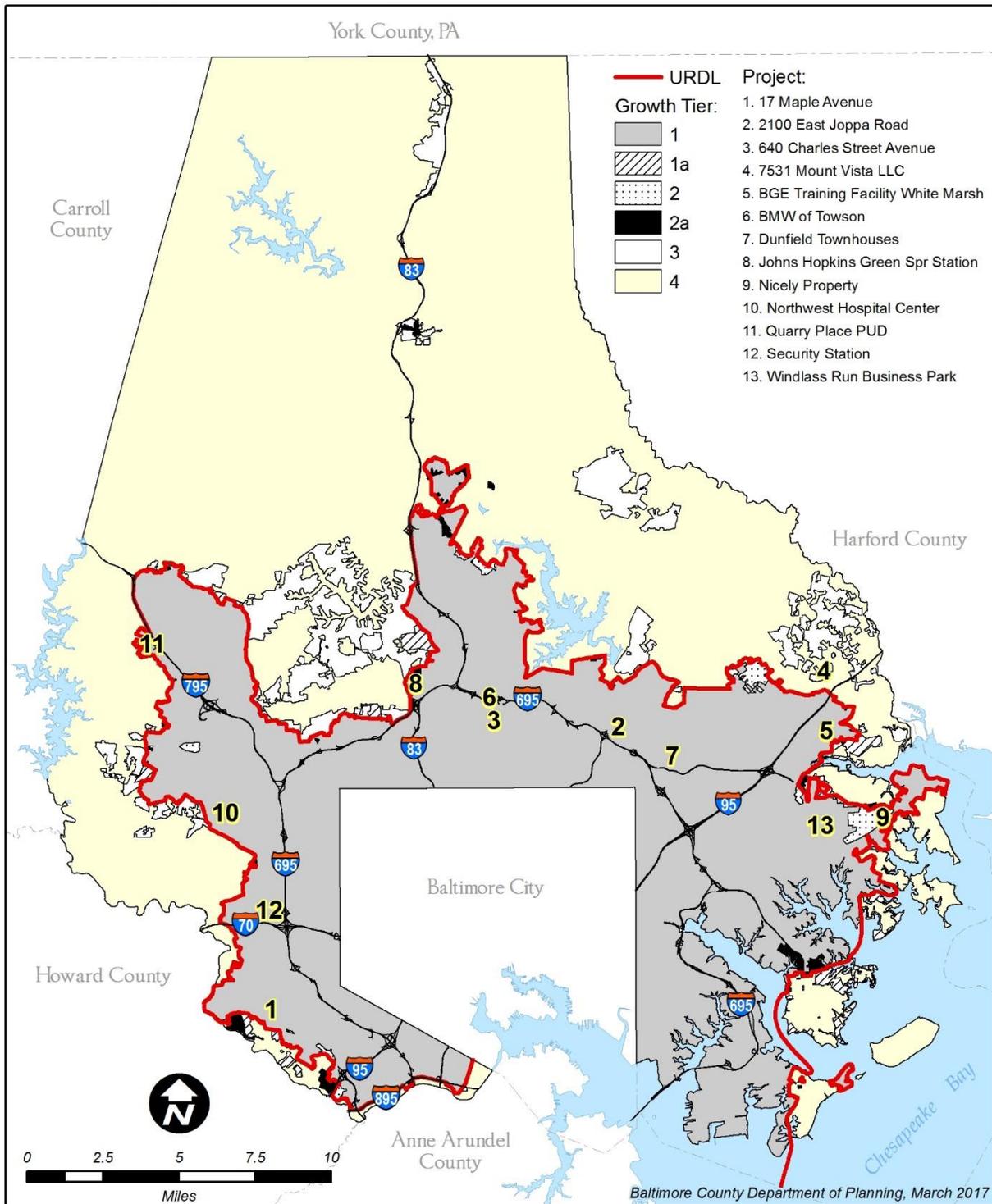
Development Summary

During the 3rd quarter of 2016, Baltimore County approved 13 development plans. During this reporting period, one major development, one PUD development, three minor developments and eight limited developments were approved (Figure 1). All but one of the approved development plans are within the urban LMAs and Growth Tier 1. The map on Page 5 locates each development plan relative to the Growth Tier area and the URDL.

Figure 1. Approved Development Plans, 3rd Quarter, 2016

Map Key	Project Name	Track	Type	Zoning	Acreage	LMA	Growth Tier
1	17 MAPLE AVE	MINOR	SFD	DR 3.5, DR 2	1.9457	CCA	1
2	2100 EAST JOPPA ROAD	LIMITED	OFFICE	BL	0.409	CCA	1
3	640 CHARLES STREET AVE	MINOR	SFD	DR 3.5	0.5290	CCA	1
4	7531 MOUNT VISTA LLC	MINOR	SFD	RC 5	12.190	RRA	4
5	BGE TRAINING FACILITY WHITE MARSH	LIMITED	OFFICE	ML M43, BR-AS	19.30	MRRA	1
6	BMW OF TOWSON	LIMITED	COMMERCIAL	BM	7.072	EC	1
7	DUNFIELD TOWNHOUSES	LIMITED	OTHER	DR 16	19.930	CCA	1
8	JOHNS HOPKINS AT GREEN SPRING STATION PAVILION 3	LIMITED	INSTITUTION	O3	5.580	CCA	1
9	NICELY PROPERTY	LIMITED	COMMERCIAL	BM	2.137	CCA	1
10	NORTHWEST HOSPITAL CENTER	LIMITED	INSTITUTION	DR 16, O3, BL	1.986	CCA	1
11	QUARRY PLACE PUD	PUD	COMMERCIAL	OR 2, BM	7.600	OMGA	1
12	SECURITY STATION	LIMITED	COMMERCIAL	BL, DR 16	3.700	CCA	1
13	WINDLASS RUN BUSINESS PARK	MAJOR	MIXED	ML-IM	58.410	EC	1

Approved Development Plans, 3rd Quarter, 2016



Residential Development

In the 3rd quarter of 2016, Baltimore County approved 8 housing units, 100% being single-family detached units. (See Figure 2). There were no single family attached, single-family semi-detached or multi-family units developed in the reporting quarter. All of the units are in land management areas that are inside the URDL and are Growth Tier 1. (See Figures 2 & 3).

Figure 2. Units by Type in Approved Development Plans, 3rd Quarter 2016.

Map Key	Project Name	LMA	Growth Tier	Track	Type	SFD	SFSD	SFA	MF	Total
1	17 MAPLE AVE	CCA	1	MINOR	SFD	3	0	0	0	3
3	640 CHARLES STREET AVE	CCA	1	MINOR	SFD	2	0	0	0	2
4	7531 MOUNT VISTA LLC	RRA	4	MINOR	SFD	3	0	0	0	3
SUM:						8	0	0	0	8
Percentage:						100.00%	0.00%	0.00%	0%	100%

Source: Baltimore County Government, November 2016.

SFD: Single family detached. SFA: Single family attached.

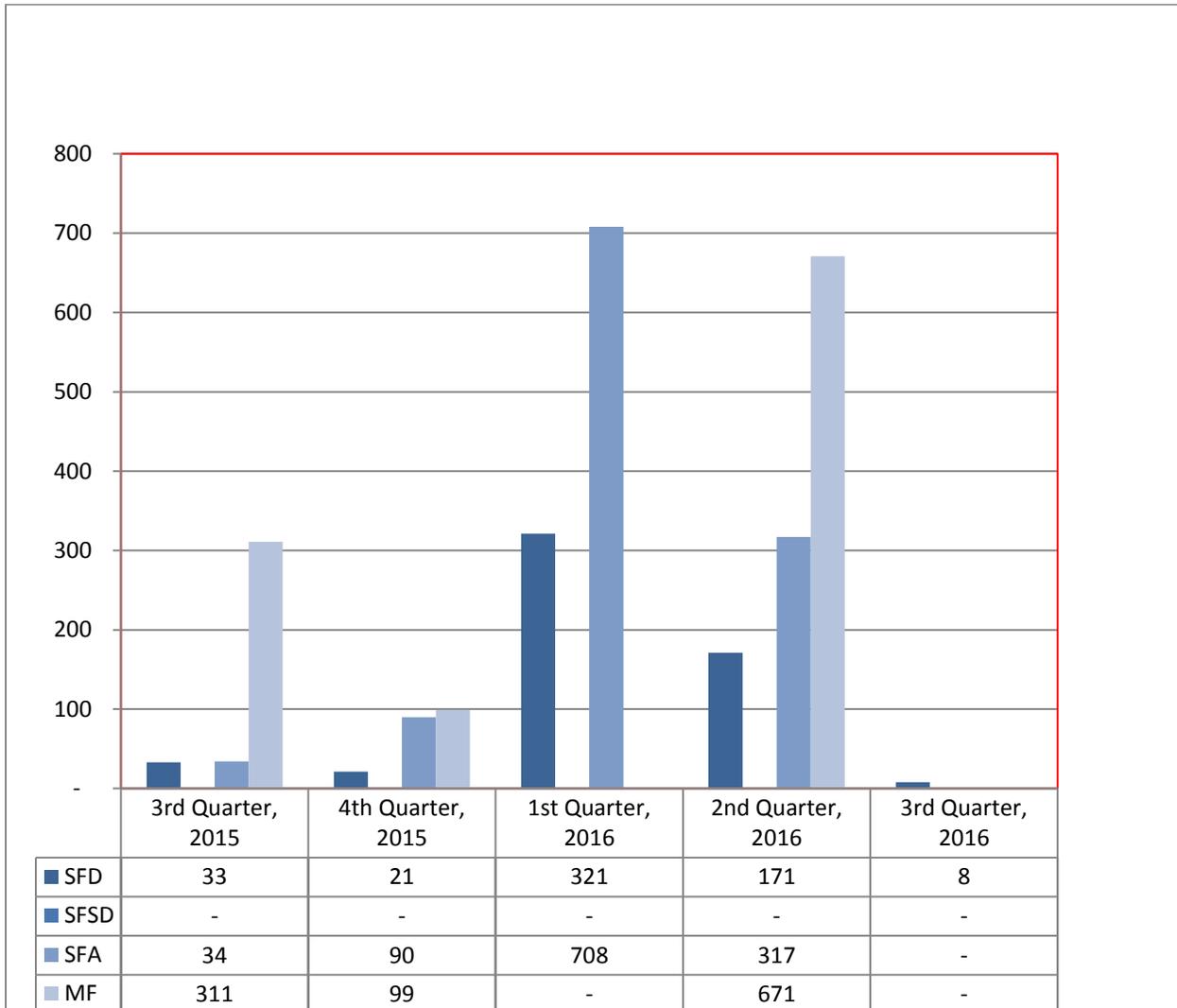
SFSD: Single family semi-detached. MF: Multi-family.

Figure 3. Number of Units by LMA in Approved Development Plans, 3rd Quarter, 2015 - 3rd Quarter, 2016

LMA Code	LMA Name	3rd Quarter, 2015	4th Quarter, 2015	1st Quarter, 2016	2nd Quarter, 2016	3rd Quarter, 2016	Total
APPA	Agricultural Priority Preservation Area	6	7	10	4	0	27
CCA	Community Conservation Area	336	42	19	426	5	828
EC	Employment Center	34	62	0	192	0	288
EC-HV	Employment Center-Hunt Valley	0	0	0	0	0	0
MRRA	Middle River Redevelopment Area	0	0	997	0	0	997
OMGA	Owings Mills Growth Area	0	99	2	56	0	157
RCC	Rural Commercial Center	0	0	0	0	0	0
RPA	Resource Preservation Area	0	0	0	0	0	0
RRA	Rural Residential Area	2	0	1	2	3	8
TUC	Towson Urban Center	0	0	0	479	0	479
	Total	378	210	1,029	1,159	8	2,784

Source: Baltimore County Government, November 2016

Figure 4. Units by Type in Approved Development Plans 3rd Quarter 2015- 3rd Quarter 2016



The graph in Figure 4 shows the approved development plans by type over the period beginning with the 3rd quarter of 2015 continuing through the 3rd quarter of 2016.

The report also compiles the number of occupancy permits for residential units approved in the quarter. These new residential units are a part of development plans approved and recorded prior to the reporting quarter or for existing legal lots of record. The approved occupancy permits act as indicators of development trends in Baltimore County and how successfully the growth management objectives of the Master Plan are being applied.

In the period from 3rd quarter 2015 to 3rd quarter 2016, 1,289 units were approved for occupancy. Of them, 90% were single family structures (See Figure 5). The table in Figure 6 illustrates that during the

3rd quarter of 2016, over 77% of new units with approved occupancy permits are within the URDL and Growth Tier 1.

Figure 5. Units in Occupancy Permits, 3rd Quarter, 2015 – 3rd Quarter, 2016

Housing Type	3rd Quarter, 2015	4th Quarter, 2015	1st Quarter, 2016	2nd Quarter, 2016	3rd Quarter, 2016	Total
SFD	127	122	95	129	148	621
SFSD	-	2	2	6	4	14
SFA	149	128	34	79	137	527
MF	-	127*	-	-	-	127
Sum	276	379	131	214	289	1,289

*= Senior Apartment Buildings

Figure 6. Units in Occupancy Permits by LMA , 3rd Quarter, 2016

LMA	SFD	SFSD	SFA	MF	Total
APPA	7	-	-	-	7
EC	2	-	1	-	3
CCA	70	4	58	-	132
MRRA	30	-	8	-	38
OMGA	14	-	43	-	57
RPA	13	-	27	-	40
RRA	12	-	-	-	12
TUC	-	-	-	-	0
Sum	148	4	137	0	289

Policy Area Type	# of Units	% Share of Total
Urban LMA	230	79.58%
Rural LMA	59	20.42%

Occupancy Permits by Growth Tier, 3rd Quarter 2016

Growth Tier	SFD	SFSD	SFA	MF	Total	% Share of Total
1	119	4	100	-	223	77.16%
1a	2	-	-	-	2	0.69%
2	1	-	37	-	38	7.96%
2a	-	-	-	-	0	0.00%
3	8	-	-	-	8	2.77%
4	18	-	-	-	18	6.23%
Sum	148	4	137	0	289	100%

Non-Residential Developments

There were ten non-residential development plans approved in the 3rd quarter of 2016 (Figure 7). The largest development consisted of a 107,676 square foot institution limited exemption development approved within the Community Conservation Area (CCA) LMA.

Figure 7. Approved Non-Residential/Mixed Development Plans, 3rd Quarter, 2016

Map Key	Project Name	LMA	Use Type	Track	Type	Industrial	Institution	Office	Restaurant	Retail	Other	Total	
2	2100 EAST JOPPA ROAD	CCA	Proposed reduction of building	Limited	Office	-	-	5,426sf	-	-	-	5,426sf	
5	BGE TRAINING FACILITY WHITE MARSH	MRRRA	Proposed addition	Limited	Office	-	-	750sf	-	-	-	750sf	
6	BMW OF TOWSON	EC	Proposed addition to showroom	Limited	Commercial	-	-	-	-	1,438sf	-	1,438sf	
7	DUNFIELD TOWNHOUSES	CCA	Proposed two story community center	Limited	Other	-	-	-	-	-	3,288sf	3,288sf	
8	JOHNS HOPKINS AT GREEN SPRING STATION PAVILION 3	CCA	Proposed healthcare and surgery center	Limited	Institution	-	107,676sf	-	-	-	-	107,676sf	
9	NICELY PROPERTY	CCA	Proposed warehouse	Limited	Commercial	-	-	-	-	-	9,900sf	9,900sf	
10	NORTHWEST HOSPITAL CENTER	CCA	Proposed 3 story medical office building	Limited	Institution	-	55,099sf	-	-	-	-	55,099sf	
11	QUARRY PLACE PUD	OMGA	Proposed grocery store, restaurant and pharmacy	PUD	Commercial	-	-	-	60,200sf	9,800sf	-	70,000sf	
12	SECURITY STATION	CCA	Proposed Dunkin Donuts	Limited	Commercial	-	-	-	-	2,400sf	-	2,400sf	
13	WINDLASS RUN BUSINESS PARK	EC	Proposed elimination of development on lots 1 through 4	Major	Mixed	-	-	-	-	-	-	0sf	
Source: Baltimore County Government, November 2016.						SUM:	0sf	162,775sf	6,176sf	60,200sf	13,638sf	13,188sf	255,977sf
						Percentage:	0%	63.59%	2.41%	23.52%	5.33%	5.15%	100%

Appendix

Definitions:

REFERENCE #.....	File number from Permits, Applications, and Inspections (PAI)
DEVELOPMENT TRACK.....	The development track of the project (MAJOR, MINOR, LIMITED, OR PUD)
MINOR SUB #.....	The 5-digit reference assigned to minor subdivisions by PAI
COUNCIL DISTRICT.....	County Councilmanic District
LOCATION.....	Address of project
TAX MAP / BLOCK / PARCEL..	Tax map reference numbers
DEVELOPMENT TYPE.....	Type of development proposed
PROPOSED UNITS / LOTS.....	Number of proposed lots / units for a project
SFD.....	Single family detached units, also includes sfd condominiums
SFSD.....	Single family semi-attached units, duplex
SFA.....	Single family attached units, also includes sfa condominiums
MULTI FAM.....	Apartments, condominium buildings, elderly housing apartments
SPECIAL.....	Special units – assisted living
OTHER.....	Commercial, industrial, office & lots with no proposed development
DEVELOPED UNITS / LOTS....	Number of developed lots / units so far, includes existing to remain
PLAN SUBMITTED.....	The date the plan was received by the Department of Planning
PLAN APPROVAL.....	The date the plan was approved
TOTAL ACREAGE.....	Acreage of entire project
ZONING 1.....	Largest zoning area on site with its acreage
ZONING 2.....	2 nd largest zoning area with its acreage
ZONING 3.....	3 rd largest zoning area with its acreage
EXISTING LOTS / UNITS.....	Existing lots / units to remain
LMA.....	Land Management Areas
GROWTH TIER I.....	Served by public sewer and inside the URDL
GROWTH TIER IA.....	Served by public sewer and outside the URDL
GROWTH TIER II.....	Planned for public sewer and inside the URDL
GROWTH TIER IIA.....	Planned for public sewer and outside the URDL
GROWTH TIER III.....	Large lot developments on septic
GROWTH TIER IV.....	Preservation and conservation areas. No major subdivisions on septic.

17 Maple Ave

DEVELOPMENT TRACK:							
TRACK:	Minor	PAI #	10585				
DEVELOPMENT TYPE: SFD							
DEVELOPMENT TYPE:	SFD	MINOR SUB #:	15005M				
LIMITED #							
LOCATION: 17 Maple Ave							
MAP	10	COUNCIL DISTRICT	1	PLAN SUBMITTED	2/25/2015		
BLOCK	18	LMA	CCA	PLAN APPROVAL	7/5/2016		
PARCEL	408	Growth Tier	1				
#PROPOSED:				#DEVELOPED:			
UNITS/LOTS	3	UNITS/LOTS	1	ZONING1	DR 3.5	ACRES	1.9457
SFD	3	DVLP SFD	1	ZONING2	ACRES		
SFSD	0	DVLP SFSD	0	ZONING3	ACRES		
SFA	0	DVLP SFA	0	TOTAL			1.9457
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				



2100 East Joppa Road- 1st Refinement

DEVELOPMENT TRACK:	Limited	PAI #	90848			
DEVELOPMENT TYPE:	Office	MINOR SUB #:				
		LIMITED #				
LOCATION:	2100 East Joppa Road					
MAP	71	COUNCIL DISTRICT	5	PLAN SUBMITTED	4/12/2016	
BLOCK	8	LMA	CCA	PLAN APPROVAL	8/29/2016	
PARCEL	1,205	Growth Tier	1			
#PROPOSED:		#DEVELOPED:				
UNITS/LOTS	1	UNITS/LOTS	0	ZONING1	BL	ACRES 0.409
SFD	0	DVLP SFD	0	ZONING2		ACRES
SFSD	0	DVLP SFSD	0	ZONING3		ACRES
SFA	0	DVLP SFA	0			TOTAL 0.409
MULTIFAM	0	DVLP MFAM	0			
SPECIAL	0	DVLP SPECIAL	0			
OTHER	1	DVLP OTHER	0			



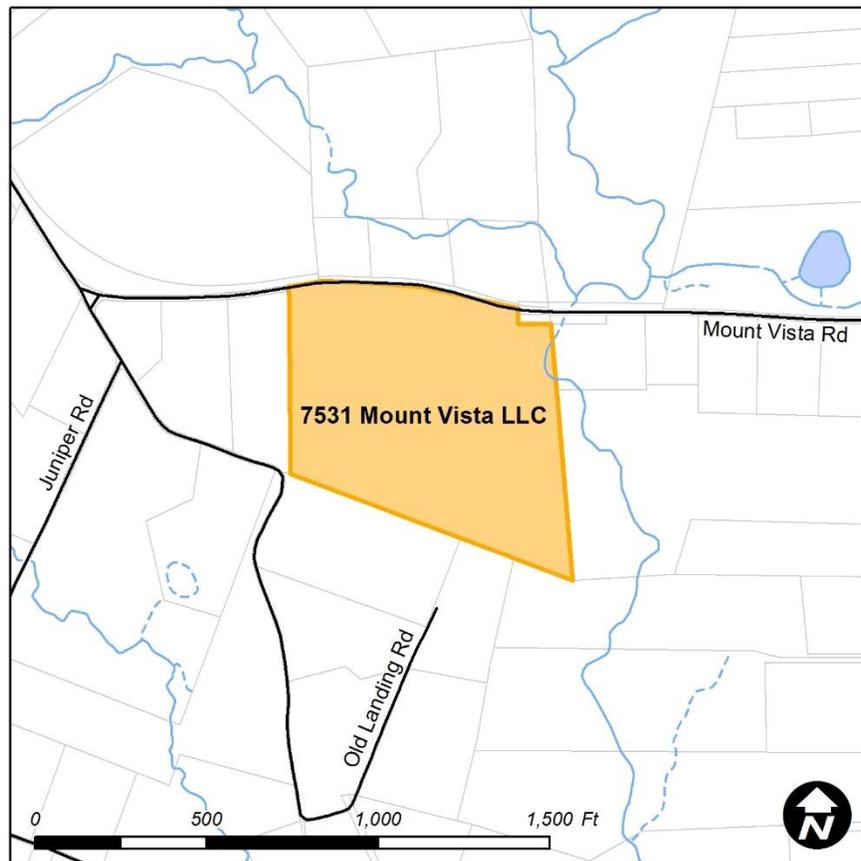
640 Charles Street Ave

DEVELOPMENT TRACK:	Minor	PAI #	90850				
DEVELOPMENT TYPE:	SFD	MINOR SUB #:	14049M				
		LIMITED #					
LOCATION:	640 Charles St. Ave.						
MAP	69	COUNCIL DISTRICT	5	PLAN SUBMITTED	11/14/2014		
BLOCK	6	LMA	CCA	PLAN APPROVAL	7/1/2016		
PARCEL	166	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	2	UNITS/LOTS	0	ZONING1	DR 3.5	ACRES	0.529
SFD	2	DVLP SFD	0	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	0.529
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				



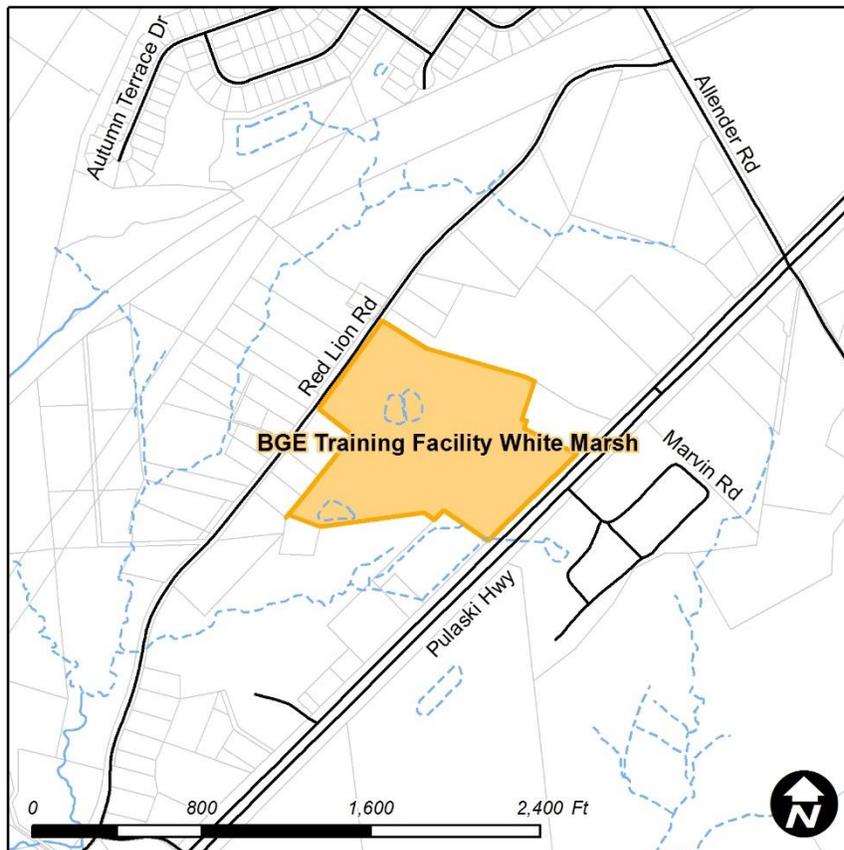
7531 Mount Vista LLC

DEVELOPMENT							
TRACK:	Minor	PAI #	111126				
DEVELOPMENT TYPE:	SFD	MINOR SUB #:	14020M				
		LIMITED #					
LOCATION:	7531 Mount Vista Rd.						
MAP	64	COUNCIL DISTRICT	5	PLAN SUBMITTED	6/13/2014		
BLOCK	14	LMA	RRA	PLAN APPROVAL	9/13/2016		
PARCEL	198	Growth Tier	4				
#PROPOSED:		#DEVELOPED:		ZONING1	RC 5	ACRES	12.19
UNITS/LOTS	3	UNITS/LOTS	1	ZONING2		ACRES	
SFD	3	DVLP SFD	1	ZONING3		ACRES	
SFSD	0	DVLP SFSD	0				
SFA	0	DVLP SFA	0				
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				
				TOTAL		ACRES	12.19



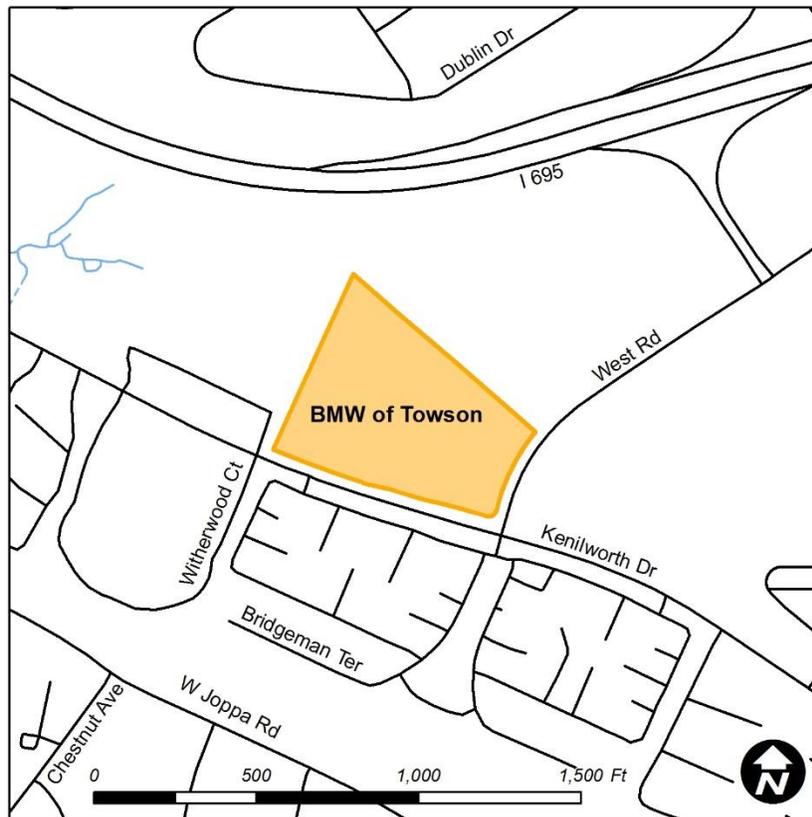
BGE Training Facility White Marsh

DEVELOPMENT TRACK:	Limited	PAI #	110870		
DEVELOPMENT TYPE:	Office	MINOR SUB #:			
		LIMITED #			
LOCATION:	NW Pulaski Hwy, SW Allender Rd				
MAP	73	COUNCIL DISTRICT	5	PLAN SUBMITTED	5/10/2016
BLOCK	14	LMA	MRRA	PLAN APPROVAL	7/1/2016
PARCEL	40	Growth Tier	1		
#PROPOSED:		#DEVELOPED:			
UNITS/LOTS	1	UNITS/LOTS	1	ZONING1	ML M43 ACRES
SFD	0	DVLP SFD	0	ZONING2	BR-AS ACRES
SFSD	0	DVLP SFSD	0	ZONING3	ACRES
SFA	0	DVLP SFA	0		TOTAL
MULTIFAM	0	DVLP MFAM	0		
SPECIAL	0	DVLP SPECIAL	0		
OTHER	1	DVLP OTHER	1		



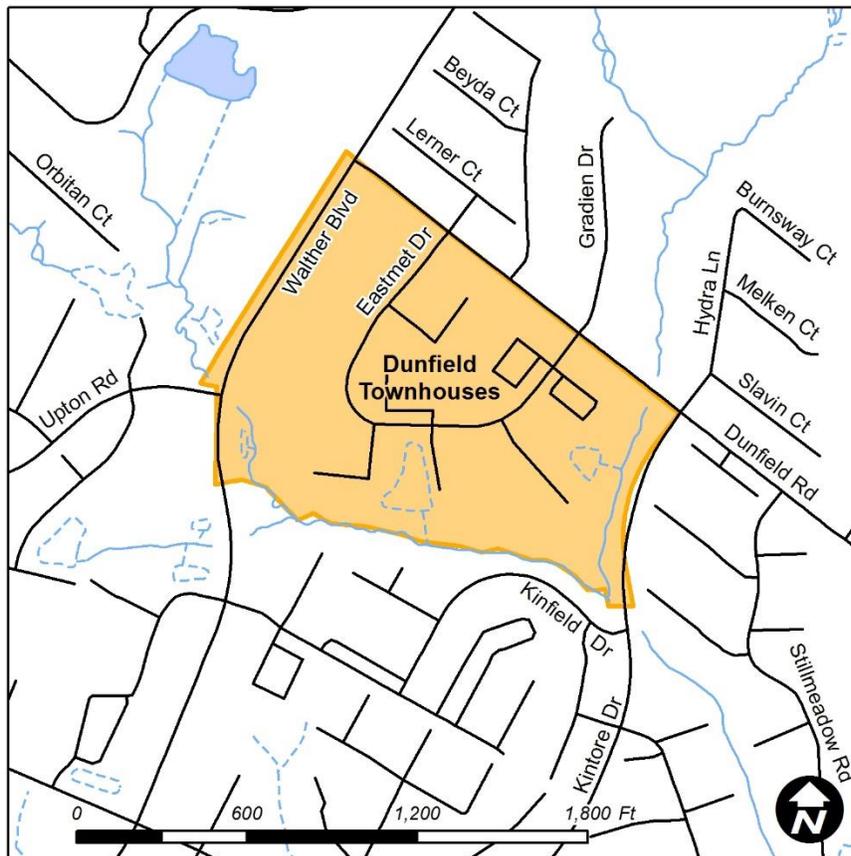
BMW of Towson- 4th Refinement

DEVELOPMENT TRACK:	Limited	PAI #	90713				
DEVELOPMENT TYPE:	Commercial	MINOR SUB #:					
		LIMITED #					
LOCATION:	NW COR Kenilworth Dr and West Rd						
MAP	70	COUNCIL DISTRICT	5	PLAN SUBMITTED	8/22/2016		
BLOCK	20	LMA	EC	PLAN APPROVAL	9/13/2016		
PARCEL	1	Growth Tier	1				
#PROPOSED:	359	#DEVELOPED:					
UNITS/LOTS	1	UNITS/LOTS	0	ZONING1	BM	ACRES	7.0719
SFD	0	DVLP SFD	0	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	7.0719
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	1	DVLP OTHER	0				



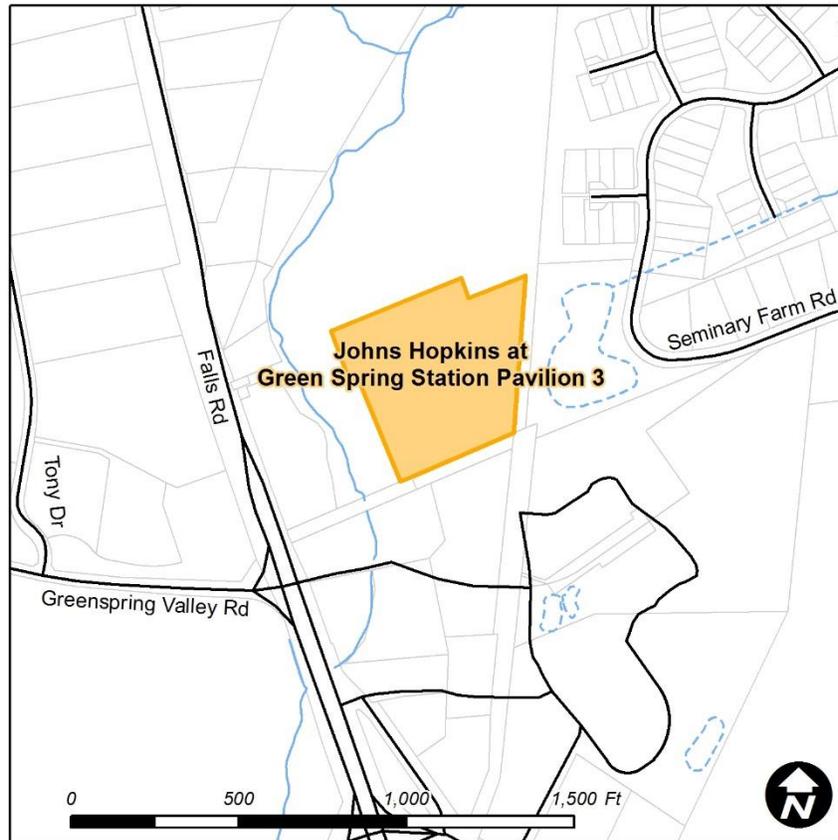
Dunfield Townhouses- 1st Amendment

DEVELOPMENT TRACK:	Amendment	PAI #	110754			
DEVELOPMENT TYPE:	Other	MINOR SUB #:				
		LIMITED #				
LOCATION:	55 Insley Way					
MAP	71	COUNCIL DISTRICT	5	PLAN SUBMITTED	5/12/2016	
BLOCK	23	LMA	CCA	PLAN APPROVAL	8/11/2016	
PARCEL	519	Growth Tier	1			
#PROPOSED:		#DEVELOPED:				
UNITS/LOTS	1	UNITS/LOTS	0	ZONING1	DR 16	ACRES 19.93
SFD	0	DVLP SFD	0	ZONING2		ACRES
SFSD	0	DVLP SFSD	0	ZONING3		ACRES
SFA	0	DVLP SFA	0			TOTAL 19.93
MULTIFAM	0	DVLP MFAM	0			
SPECIAL	0	DVLP SPECIAL	0			
OTHER	1	DVLP OTHER	0			



Johns Hopkins at Green Spring Station Pavilion 3

DEVELOPMENT TRACK:	Limited	PAI #	80897	
DEVELOPMENT TYPE:	Institution	MINOR SUB #:		
		LIMITED #		
LOCATION:	10803 Falls Rd			
MAP	60	COUNCIL DISTRICT	2	PLAN SUBMITTED 12/11/2015
BLOCK	2	LMA	CCA	PLAN APPROVAL 7/21/2016
PARCEL	67	Growth Tier	1	
#PROPOSED:		#DEVELOPED:		
UNITS/LOTS	1	UNITS/LOTS	0	ZONING1 O3 ACRES 5.58
SFD	0	DVLP SFD	0	ZONING2 ACRES
SFSD	0	DVLP SFSD	0	ZONING3 ACRES
SFA	0	DVLP SFA	0	TOTAL 5.58
MULTIFAM	0	DVLP MFAM	0	
SPECIAL	0	DVLP SPECIAL	0	
OTHER	1	DVLP OTHER	0	



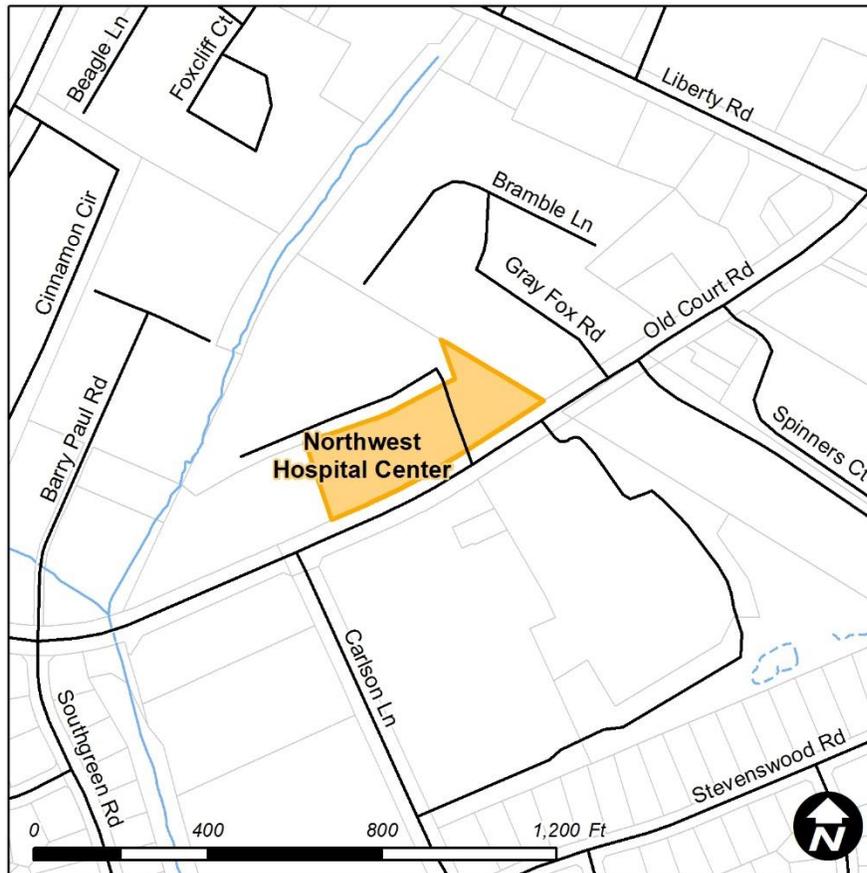
Nicely Property

DEVELOPMENT TRACK:	Limited	PAI #	150990		
DEVELOPMENT TYPE:	Commercial	MINOR SUB #:			
		LIMITED #			
LOCATION:	12216-12222 Eastern Ave.				
MAP	83	COUNCIL DISTRICT	6	PLAN SUBMITTED	4/29/2014
BLOCK	23	LMA	CCA	PLAN APPROVAL	9/27/2016
PARCEL	496	Growth Tier	1		
#PROPOSED:		#DEVELOPED:			
UNITS/LOTS	1	UNITS/LOTS	0	ZONING1	BM ACRES
SFD	0	DVLP SFD	0	ZONING2	ACRES
SFSD	0	DVLP SFSD	0	ZONING3	ACRES
SFA	0	DVLP SFA	0		TOTAL
MULTIFAM	0	DVLP MFAM	0		
SPECIAL	0	DVLP SPECIAL	0		
OTHER	1	DVLP OTHER	0		



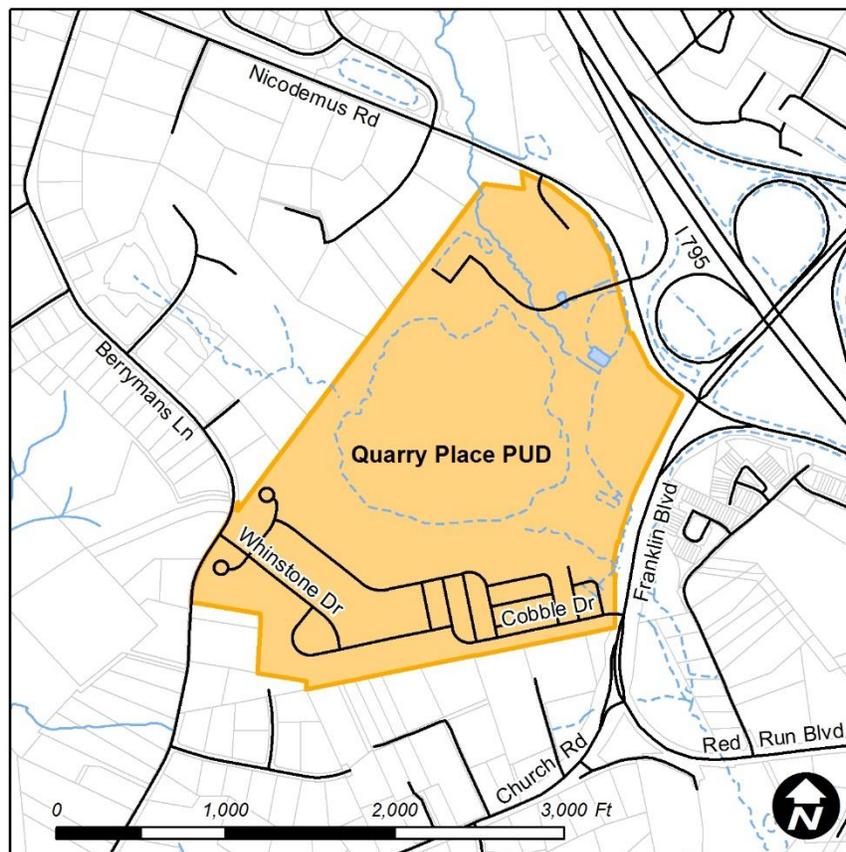
Northwest Hospital Center

DEVELOPMENT TRACK:	Limited	PAI #	20782				
DEVELOPMENT TYPE:	Institution	MINOR SUB #:					
		LIMITED #					
LOCATION:	5330 Old Court Rd.						
MAP	77	COUNCIL DISTRICT	4	PLAN SUBMITTED	1/6/2016		
BLOCK	15	LMA	CCA	PLAN APPROVAL	9/21/2016		
PARCEL	844	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	2	UNITS/LOTS	1	ZONING1	DR 16	ACRES	1.13
SFD	0	DVLP SFD	0	ZONING2	O3	ACRES	0.53
SFSD	0	DVLP SFSD	0	ZONING3	BL	ACRES	0.32
SFA	0	DVLP SFA	0			TOTAL	1.986
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	2	DVLP OTHER	1				



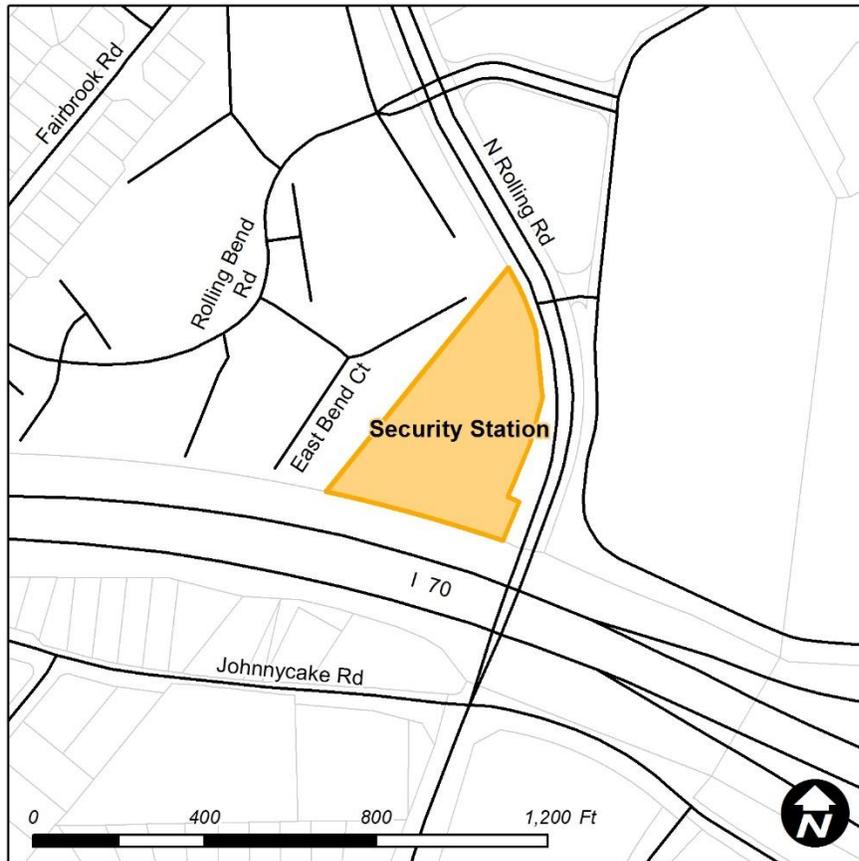
Quarry Place PUD

DEVELOPMENT TRACK:	PUD	PAI #	40700				
DEVELOPMENT TYPE:	Commercial	MINOR SUB #:					
		LIMITED #					
LOCATION:	501 Quarry View Court.						
MAP	57	COUNCIL DISTRICT	4	PLAN SUBMITTED	3/31/2016		
BLOCK	11	LMA	OMGA	PLAN APPROVAL	9/8/2016		
PARCEL	626	Growth Tier	1				
#PROPOSED:	#DEVELOPED:						
UNITS/LOTS	4	UNITS/LOTS	0	ZONING1	OR 2	ACRES	5.67
SFD	0	DVLP SFD	0	ZONING2	BM	ACRES	1.93
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	7.6
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	4	DVLP OTHER	0				



Security Station- 2nd CRG Refinement Plan

DEVELOPMENT TRACK:	Limited	PAI #	10365				
DEVELOPMENT TYPE:	Commercial	MINOR SUB #:					
		LIMITED #					
LOCATION:	1700-1750 N Rolling Rd.						
MAP	94	COUNCIL DISTRICT	1	PLAN SUBMITTED	7/28/2016		
BLOCK	6	LMA	CCA	PLAN APPROVAL	9/6/2016		
PARCEL	16	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	1	UNITS/LOTS	1	ZONING1	BL	ACRES	3.6
SFD	0	DVLP SFD	0	ZONING2	DR 16	ACRES	0.12
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	3.7
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	1	DVLP OTHER	1				



Windlass Run Business Park- 3rd Refinement

DEVELOPMENT TRACK:	Major	PAI #	150811				
DEVELOPMENT TYPE:	Mixed	MINOR SUB #:	LIMITED #				
LOCATION:	S of Bird River Rd.						
MAP	83	COUNCIL DISTRICT	6	PLAN SUBMITTED	6/3/2016		
BLOCK	19	LMA	EC	PLAN APPROVAL	8/3/2016		
PARCEL	360	Growth Tier	1				
#PROPOSED:	#DEVELOPED:						
UNITS/LOTS	5	UNITS/LOTS	0	ZONING1	ML-IM	ACRES	58.41
SFD	0	DVLP SFD	0	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	58.41
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	5	DVLP OTHER	0				

